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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

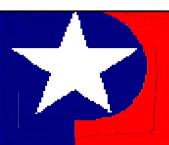
727,100 / 727,100

USE VALUE:

727,100 / 727,100

ASSESSED:

727,100 / 727,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
73		FOUNTAIN RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SILVA PETER G & MARY H	
Owner 2:	
Owner 3:	

Street 1: 73 FOUNTAIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	
Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	
--	--

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744

Total SF/SM: 4680

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 448,322

Spl Credit

Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

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**EXTERIOR INFORMATION**

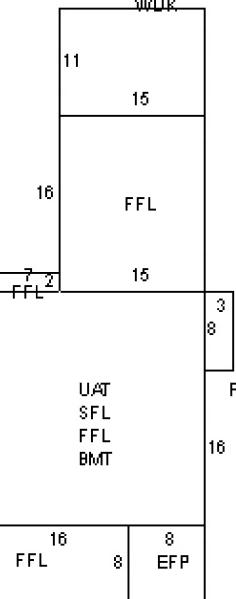
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

WALK-UP UAT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1929
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****31 %**